



TO LET - Hill View House, The Hill, Cranbrook, Kent TN17 3AD
Ground Floor Office
Approx. 504ft² [46.8m²]

When experience counts...

est. 1828
bracketts

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GROUND FLOOR OFFICE

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**HILL VIEW HOUSE
THE HILL
CRANBROOK
KENT
TN17 3AD**

bracketts est. 1828

27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

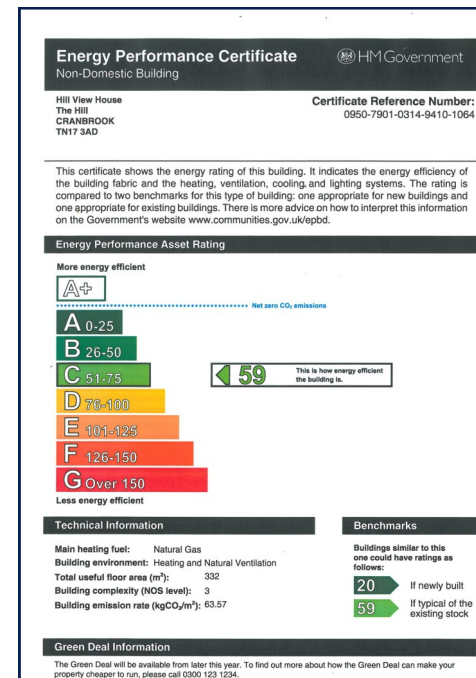
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Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



LOCATION

Hill View House is located in Cranbrook, an historic Wealden market town approximately 15 miles east of Royal Tunbridge Wells and 15 miles south of Maidstone.

The property is situated on the southern side of The Hill and enjoys views of the famous Union Mill smock windmill.

DESCRIPTION

An imposing town centre office building with courtyard garden to the front and parking to the rear. The property was refurbished to a high specification in 2014 and provides contemporary accommodation with period features.

ACCOMMODATION

Ground Floor:

Reception approx. 50ft² [4.6m²]

Front Office approx. 454ft² [42.1m²]

Shared use of kitchen.

AMENITIES

- Door entry system
- Shared kitchen
- Central heating via radiators
- Floor boxes
- Close to town centre amenities.

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

TRANSACTION

Our client is seeking to dispose of the premises by way of a sublease.

LEASE

The premises are available by way of a new sublease for a term expiring July 2017. The provisions of Sections 24-28 inclusive of the Landlord and Tenant Act 1954 are to be excluded from the sublease.

GUIDE RENT

£10,000 per annum inclusive of buildings insurance and service charge but exclusive of all other outgoings.

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit.

BUSINESS RATES

To be assessed.

The standard UBR for 2015 / 2016 is 49.3 pence in the £. Subject to satisfying certain criteria the ingoing tenant may qualify for small business rates relief. Any interested parties must rely upon their own enquiries of the local rating authority.

LEGAL COSTS

Each party to pay their own legal costs and 50% of any Landlords costs save that the ingoing Tenant will be required to provide an undertaking to pay any abortive legal costs incurred by the Landlord or Tenant.

VIEWING

Strictly by appointment through the sole agent
BRACKETTS – 01892 533733

Darrell Barber MRICS - darrell@bracketts.co.uk



**SUBJECT TO CONTRACT, LANDLORD CONSENT
AND RECEIPT OF SATISFACTORY REFERENCES,
DEPOSIT, ETC.**
DB/09/03/16

